

116.0

0001

0021.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
724,400 / 724,400  
724,400 / 724,400  
724,400 / 724,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HANCOCK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: AGOSTINELLI MARY L	
Owner 2:	
Owner 3:	
Street 1: 10 HANCOCK ST	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1: AGOSTINELLI ARTHUR/MARY -	
Owner 2: TRS/AGOSTINELLI TRUST -	
Street 1: 10 HANCOCK ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1812 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

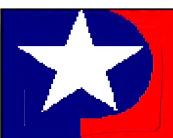
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7304	Sq. Ft.	Site			0	70.	0.88	6									447,385						447,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7304.000	276,700	300	447,400	724,400		74350
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18



Patriot Properties Inc.

## USER DEFINED

Prior Id # 1:	74350
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	08:17:15
LAST REV	
Date	Time
10/09/18	10:03:29
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION	
Grantor	Legal Ref
AGOSTINELLI ART	66024-101
AGOSTINELLI ART	34288-193
	9423-245

TAX DISTRICT	
Date	Type
9/2/2015	Convenience
12/11/2001	Family
1/1/1901	

PAT ACCT.	
Grantor	Legal Ref
AGOSTINELLI ART	66024-101
AGOSTINELLI ART	34288-193
	9423-245

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Meas/Inspect	372	PATRIOT
2/11/2000	Meas/Inspect	263	PATRIOT
9/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

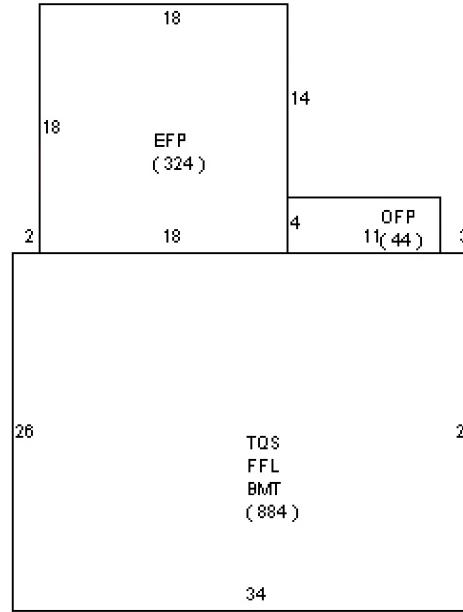
Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	2	Rating: Average

**COMMENTS**

SINK BMT	TOILET BMT.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1959
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	26.%
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 26.4 %

**CALC SUMMARY**

Basic \$ / SQ:	110.00
Size Adj.:	1.32873297
Const Adj.:	1.00000000
Adj \$ / SQ:	146.161
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375910
Depreciation:	99240
Depreciated Total:	276670

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	146.16	
Special Features:	0	Val/Su Net:	98.86	
Final Total:	276700	Val/Su SzAd	178.86	

**PARCEL ID**

116.0-0001-0021.0

**MOBILE HOME**

Make: Model: Serial #: Year: Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	1975	0.00	T	35.2	101						
19	Patio	D	Y	1	8x10	A	AV	1975	6.00	T	35.2	101			300			300

More: N Total Yard Items: 300 Total Special Features: 300

**AssessPro Patriot Properties, Inc**